107.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	850,100 / 850,100
					USE VALUE:	850,100 / 850,100
					ASSESSED:	850,100 / 850,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIVAIS ROBERT R & ANN
Owner 2:	
Owner 3:	
Street 1:	27 LANTERN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,853 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1957, having primarily Wood Shingle Exterior and 2529 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12853.000	286,200		563,900	850,100
Total Card	0.295	286,200		563,900	850,100
Total Parcel	0.295	286,200		563,900	850,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.14 | /Parcel: 336.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	68447
GIS Ref	
GIS Ref	
Insp Date	09/26/18

!8423!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,200	0	12,853.	563,900	850,100	850,100	Year End Roll	12/18/2019
2019	101	FV	270,400	0	12,853.	563,900	834,300	834,300	Year End Roll	1/3/2019
2018	101	FV	269,400	2100	12,853.	483,400	754,900	754,900	Year End Roll	12/20/2017
2017	101	FV	269,400	2100	12,853.	451,100	722,600	722,600	Year End Roll	1/3/2017
2016	101	FV	269,400	2100	12,853.	386,700	658,200	658,200	Year End	1/4/2016
2015	101	FV	229,300	2200	12,853.	346,400	577,900	577,900	Year End Roll	12/11/2014
2014	101	FV	229,300	2200	12,853.	320,600	552,100	552,100	Year End Roll	12/16/2013
2013	101	FV	229,300	2200	12,853.	305,700	537,200	537,200		12/13/2012

PRINT

Date	Time
12/10/20	22:59:56

LAST REV

Date	Time
10/05/18	10:13:36
apro	
8423	

USER DEFINED

Prior Id # 1:	68447
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	867-120		9/29/1975		56,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/30/2013	766	New Wind	3,000	C				
10/21/1994	564		9,000					12X14 ADDITION
7/1/1994	316	Manual	3,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Inspected	BS	Barbara S
8/30/2018	MEAS&NOTICE	CC	Chris C
4/30/2014	External Ins	PC	PHIL C
6/20/2013	Info Fm Prmt	EMK	Ellen K
6/2/2009	Info At Door	189	PATRIOT
10/26/1999	Meas/Inspect	243	PATRIOT
8/22/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12853		Sq. Ft.	Site		0	70.	0.63	4									563,911						563,900	

Total AC/HA: 0.29506 | Total SF/SM: 12853 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 563,911 | Spl Credit | Total: 563,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	S10 - Size 10		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.25275540
Const Adj.:	0.89233649
Adj $ / SQ:	106.199
Other Features:	135887
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388881
Depreciation:	102664
Depreciated Total:	286216

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

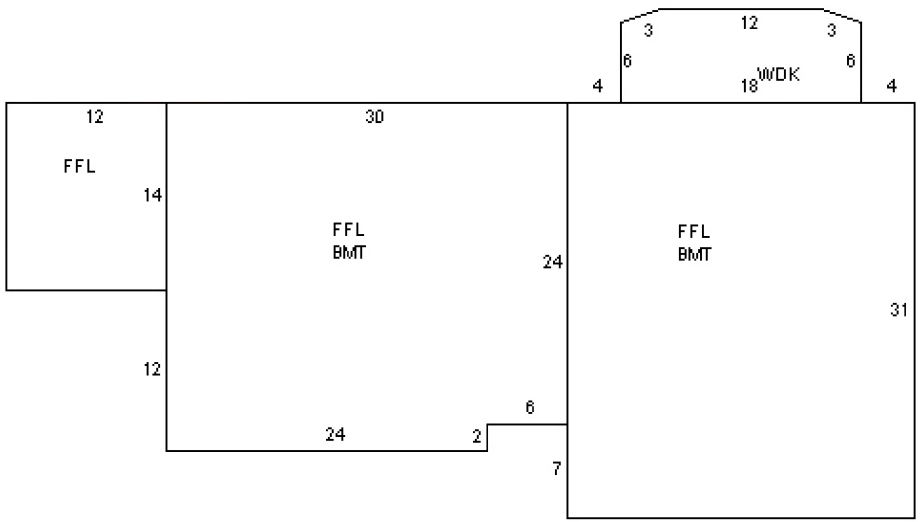
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,742	106.200	184,998
BMT	Basement	1,574	42.210	66,445
WDK	Deck	123	12.610	1,551
	Net Sketched Area:	3,439	Total:	252,994
Size Ad	1742	Gross Are	3439	FinArea 2529

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	106.20
Special Features:	0	Val/Su Net:	83.22
Final Total:	286200	Val/Su SzAd	164.29

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 107.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: